



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: Contact Through Relay
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 59
Commerce #: 53913-2532-25-A
BRRTS #: 03-57-000508
Site Name: Sauk County Farmers Coop
Site Address: 325 Lynn St, Baraboo, 53913
Site Manager: Hank Kuehling
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3286
e-mail: hank.kuehling@wisconsin.gov
Bid Manager: Gena M. Larson
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-5404
e-mail: Gena.Larson@Wisconsin.Gov

Bid-Start Date:	February 16, 2009
Questions must be received by (See Section 2 (B)):	March 02, 2009, 4:00 PM
Responses will be posted by (See Section 2 (B)):	March 20, 2009
Bid-End Date and Time:	April 03, 2009, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Xer-Lith Printing-Madison, 131 W Wilson St, Madison, WI 53703
Phone: (608) 257-8900 Fax: (608) 257-8900

SECTION 2 – Site-Specific Bid Requirements

General Comments

The Co-op owned the property since 1957, but the site is reportedly now owned and occupied by a car repair business. On June 11, 1990, five steel USTs and associated piping and pumps were removed from the site – a 1,000 gallon fuel oil tank (empty and reportedly never used by the Co-op), a 1,000 gallon Gasohol tank, a 2,033 gallon leaded gasoline tank, a 2,033 unleaded gasoline tank, and a 2,000 gallon unleaded gasoline tank. Soil below the pump-island and tanks was found to be contaminated, based on TPH results and odors, with the exception of the soil beneath the 2,000 gallon UST. Soil vapor and groundwater extraction systems began operation in 1998.

The soil of the site is glacial till consisting of various combinations of gravel, sand, silt, and clay deposits, but generally are sandy silts and clays at shallow depths and sand and silty sand deeper in the soil column. The remaining concrete foundation of a former brewery that occupied the site reportedly occurs at depths between 15-20 feet in the contaminant source area. The soil currently above this concrete is apparently fill.

Depth to groundwater at the site varies between 5 (nearer the Baraboo River) to 30 feet (further south across the site). Flow direction varies between the north-northeast and east. PVOCs in GW remain high at MW-5, MW-6, and MW-7.

Varying thicknesses of free product have been found in the area. In 2008, between 0.8 and 1.6 feet were observed in the source area with smaller thicknesses in a nearby groundwater recovery well.

The nearest municipal water supply well is at least one-half mile away from this site. The Baraboo River is approximately 250 feet north of the former tank locations of this site.

Between 100 – 150 cubic yards of soil were removed from the site during the 1990 tank removal work. A soil vapor extraction system with five vapor extraction wells was installed and began operating in November 1998 and ended operating in July 2002 after extracting over 7,500 pounds of PVOCs. A groundwater recovery and treatment system with seven recovery wells began operation in July 1998 and was shut down in February 2001, after the extraction of very little of the PVOC contamination in groundwater. An additional 110 tons of contaminated soil was removed as part of the installation of the SVE and GW extractions systems in 1998. About 50 gallons of free product have been removed from monitoring and system wells by bailing and absorbent socks.

For more details about site geology, the groundwater flow system, current site conditions regarding the degree and extent of soil and groundwater contamination, and other site information, please review the following documents:

MSA Professional Services. *Site Status Report 13*, August 4, 2008.

METCO. *As-Built Report*, March 30, 1998.

METCO. *Subsurface Investigation Project for L.U.S.T. Site at Sauk Co. Coop*, January 20, 1992.

To reduce copy costs, DNR has provided to the PECFA-contract copy shop only a portion of the three submittals noted above. Additional and useful site information, including those documents listed above, is contained in the case file at the DNR South Central Region office at 3911 Fish Hatchery Road, Fitchburg, WI, 53711. To view this file, contact Wendy Weihemuller at 608.275.3212.

Minimum Remedial Requirements

Install and complete eleven soil borings to the water table: one each at the four corners of the former tank bed; one each 8-10 feet from each of the borings (and further away from the tank bed) installed at each of the tank bed corners; one in the middle of the former tank bed that is equally spaced from the four boring locations at the tank bed corners; and two at the former pump island. Collect continuous soil samples from each boring, conduct field measurements for volatile substances (using a photo-ionization detector (PID) or equivalent) in the samples, and analyze for PVOCs the two soil samples from each boring with the highest field results. Note that the boring equipment must be able to drill through the reported former concrete foundation to the water table. The buried concrete reportedly occurs anywhere from 15-20 feet deep in the former tank bed area.

Better define the horizontal extent of the groundwater contaminant plume by installing a 2-inch-diameter watertable observation monitoring well, which complies with ch. NR 141, Wis. Adm. Code, that is north-northeast of MW-7 and near the north side or the northeast corner of the library to the east of the property (as the library is depicted in recent site maps). If installation of this well is determined to be impossible because of access permission or site constraints, the consultant implementing this scope of work shall contact the DNR project manager within two working days of the determination to discuss alternatives.

Determine the formation-specific volume of LNAPL, based on the quantitative soil type, quantitative grain size analysis, and the greatest apparent historical LNAPL well thickness. Based on all available site information, estimate the LNAPL plume area. Calculate the volume of in-place LNAPL (in gallons). Collect an LNAPL sample for the following quantitative fluid property analyses:

- Density (gm/cc) using ASTM D1481 (or similar method) at formation temperature
- Viscosity (cp) using ASTM D445 (or similar method) at formation temperature
- Interfacial tensions (dyne/cm) for air/water, air/LNAPL, and LNAPL/water using ASTM D971 (or similar method).

Appropriate alternative ASTM laboratory methods may be used other than those indicated above. Refer to API Publication 4711, Methods for Determining Inputs to Environmental Petroleum Hydrocarbon Mobility and Recovery Models (pg 13-16).

Conduct groundwater sampling and analysis quarterly for two rounds for the following monitoring wells associated with this site: MW-2; MW-5; MW-6; MW-7; MW-8; and the new monitoring well. Analyze the groundwater samples for petroleum volatile organic compounds (PVOCs) including benzene, ethylbenzene, toluene, xylenes, trimethylbenzenes, and methyl tert-butyl ether, plus naphthalene.

If free product is present in any monitoring well, all efforts should be employed to attempt to obtain a groundwater analytical sample. In the case of the presence of free product, purge the free product before sampling and use a bottom discharge sampling device to help prevent any free product from being incorporated in the sample vial. Because of this approach, bidders should include in their bid the analytical and sampling costs for all wells listed above for each monitoring round.

Measure groundwater elevations, based on National Geodetic Survey data, in all of the site's monitoring wells in each of the required monitoring rounds and include the results in tabular form in the report required below. Prepare a groundwater flow map, including equipotential contour lines and flow direction arrows, for the watertable observation wells. These flow maps shall be prepared for each sampling round and be included in the report required in the task that follows below.

Inspect monitoring wells MW-6 and RW-5 during each of the two groundwater monitoring events for the presence of free product. If present, measure the thickness of the product present in the well with a product interface probe (report product thickness and water level), remove the product with absorbent socks or by bailing, if the product thickness warrants bailing, and record the amount of product removed. If product is not present, report the water level. Include all of this information in the report required below. Complete these inspection and product measurement activities prior to the well purging and sampling required in the task listed above.

The bid shall include costs for disposal of all investigative waste; in this case, purge water, soil, and possibly free product and free product collection equipment. All waste barrels generated from site work activities must be labeled and placed in an inconspicuous place on the site and removed from the site within two weeks of each sampling round. Dispose of the waste in accordance with s. NR 716.11(6), Wis. Adm. Code.

Submit a report to the DNR project manager, and a copy to the Department of Commerce, when the work described above has been completed. It should include a table or tables of the groundwater quality data from the reporting period, along with all previously reported groundwater data, and water level measurement results. Also include associated groundwater flow direction and contour maps for each monitoring round. Soil boring logs and abandonment documentation forms, monitoring well construction and development documentation forms, soil sample analytical results, and a site map with soil boring locations should be included in the report. The laboratory analytical report sheets for the reporting period must also be included. Method detection limits must be included in the tables of soil and groundwater analytical results rather than a no-detection (ND) designation.

Also include in the report: a table of the free-product thicknesses measured before each monitoring event, if appropriate; a summary of the collection of free product, if appropriate; and a description of any other work activities completed in accordance with this bid.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.

5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE – BID ROUND 59

(1st Page)

Department of Commerce PECFA Program

Site Name: Sauk County Farmers Coop

Commerce #: 53913-2532-25-A

BRRTS #: 03-57-000508

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE – BID ROUND 59

(2nd Page)

Department of Commerce PECFA Program

Site Name: Sauk County Farmers Coop

Commerce #: 53913-2532-25-A

BRRTS #: 03-57-000508

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Soil boring installation and associated sampling	\$	
2	Monitoring well installation	\$	
3	LNAPL Assessment	\$	
4	Two rounds of groundwater monitoring	\$	
5	Free product abatement	\$	
6	Report preparation	\$	
7	PECFA Claim Preparation	\$	
8	Total Bid Amount	\$	